

# Unit 3606 - Epic

3606 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11668522  
 Status: Active  
 Size: 950 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$659,999  
 List PPSF: \$695  
 Valuated Price: \$685,000  
 Valuated PPSF: \$721

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

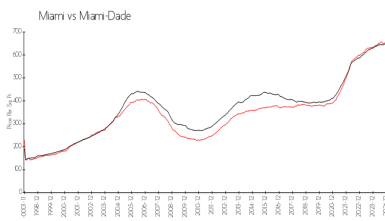
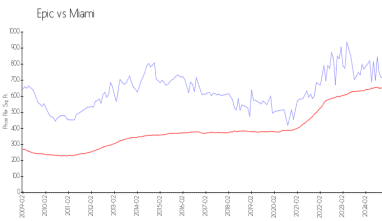
## Building Information

Number of units: 342  
 Number of active listings for rent: 29  
 Number of active listings for sale: 36  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4408	1,500 sq ft	Dec 2024	\$1,175,000	\$783
3904	1,255 sq ft	Dec 2024	\$975,000	\$777
4712	1,237 sq ft	Dec 2024	\$940,000	\$760
3808	1,500 sq ft	Dec 2024	\$1,000,000	\$667
5202	2,457 sq ft	Nov 2024	\$2,000,000	\$814

## Market Information



Epic: \$758/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Epic: 11%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Epic: 129 days  
 Miami: 91 days  
 Miami-Dade: 90 days



MIAMI 2008 - 342 units - 54 floors